

AGENDA
ZONING REVIEW BOARD
JULY 7, 2005
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
MARKED AGENDA

NEW CASES:

Z-05-37 – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the MR-3 (Multi-family Residential-eight-story, zero-lot line multifamily dwellings) District, property located at **419-433 Gartrell Street, S.E.**, fronting approximately 194 feet on the south side of Gartrell Street and approximately 100 feet east of the intersection of Jackson Street and Gartrell Street. Depth: varies. Area: .77 acres; Land Lot 45, 14th District, Fulton County, Georgia.

OWNER: DANA M. ARMOUR/336 PARTNERS

APPLICANT: DANA M. ARMOUR

NPU-M **APPROVAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: **APPROVAL-CONDITIONAL**

ZRB RECOMMENDATION: **APPROVAL-CONDITIONAL**

Z-05-39 – An Ordinance to rezone from the R-3 (Single Family Residential) District to the R4-A (Single-family Residential) District, property located at **205, 225 and 237 Harlan Road, S.W.**, fronting approximately 716 feet on the west side of Harlan Road. Depth: varies. Area: 15.206 acres. Land Lots 212 and 237, 14th District, Fulton County, Georgia.

OWNER: HALPERN ENTERPRISES, INC./RICHARD J. GARBER

APPLICANT: PROPERTY SPECIALIST, INC.

NPU-I **DEFERRAL** COUNCIL DISTRICT 10

STAFF RECOMMENDATION: **DEFERRAL**

ZRB RECOMMENDATION: **DEFERRAL – AUGUST 2005**

DEFERRED CASES:

Z-04-155- An Ordinance to rezone property from the I-1 (Light Industrial) District to the MRC 3 (Mixed Residential Commercial District), property located at **695 North Avenue, N.E.** fronting approximately 177 feet along the south side of North Avenue and approximately 610 feet along the northeasterly side of North Angier Avenue. Depth: varies. Area: approximately 1.64 acres. Land Lot 18, 14th District, Fulton County, Georgia.

OWNER: DEAN RIOPELLE

APPLICANT: SIERRA CONTRACTING

BY: LAWTON JORDAN, AGENT

NPU-M **DEFERRAL** COUNCIL DISTRICT 2

STAFF RECOMMENDATION: **DEFERRAL**

ZRB RECOMMENDATION: **DEFERRAL – AUGUST 2005**

Z-05-04 – An ordinance to amend ordinance Z-02-20 (02-O-0820) which rezoned properties from the I-1 (Light Industrial) District to the C-1-C (Community Business Conditional) District for the purposes of a site plan amendment; and for other purposes, property located at **1111-1119 Memorial Drive, S.E.** and for other purposes. Land Lots 12 and 13, 14th District, Fulton County, Georgia.

OWNER: JOHN P. HARRISON

APPLICANT: JOHN P. HARRISON

NPU-N **APPROVAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

Z-05-08- An Ordinance to rezone property from the R-4 (Single Family Residential) District to the R4-B (Single Family Residential) District, property located at **2829 Hapeville Road, S.W.** fronting approximately 420 feet on the southwesterly side of Hapeville Road, fronting approximately 347 feet on the southwesterly side of Old Hapeville Road and fronting approximately 190 feet on the northwesterly side of Waters Road. Property is located at the northwesterly intersection of Hapeville Road and Waters Road. Depth: varies. Area: 4.495 acres. Land Lot 68, 14^h District, Fulton County, Georgia.

OWNER: JOSEPH P. HARRISON

APPLICANT: JOSEPH P. HARRISON

NPU-Z **APPROVAL** COUNCIL DISTRICT 12

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

Z-05-19- An Ordinance to rezone property from the R-4 (Single Family Residential) District to the PD-H (Planned Development-Housing) District property located at **7 West Lake Avenue, N.W.** fronting approximately 209 feet along the southwesterly side of West Lake Avenue and approximately 324 feet southeasterly of the intersection of Porter Drive and Westlake Avenue. Depth: varies. Area: approximately 3.37 acres. Land Lots 147 and 148, 14th District, Fulton County, Georgia.

APPLICANT: STEVE R. KLIMES

OWNER: SYLVESTER STUART

NPU-J **APPROVAL** COUNCIL DISTRICT 3

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

Z-05-21 – An Ordinance to rezone from the R-G-2 (Residential General-Sector 2) District to the PD-H (Planned Development-Housing) District, property located at **485 Cleveland Avenue, S.E.**, fronting approximately 446 feet on the south west side of Cleveland Avenue and approximately 255 feet west of Jonesboro Road. Depth: varies; Area: 5.81 acres; Land Lots 28, 29, 36 and 37, 14th District, Fulton County, Georgia.

OWNER: DAVE DIXON

APPLICANT: TERRY OWENS

NPU-Z **APPROVAL** COUNCIL DISTRICT 12

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

Z-05-31 An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **1355 Funston Street, S.E.**, fronting approximately 60 feet on the north side of the dead end of Funston Street, an unimproved public right-of-way. Property abuts Georgia Power Transmission Line on its northern boundary. Depth: varies Area: 5.39 Acres. Land Lot:24, 14th District, Fulton County, Georgia

OWNER: NORTHBROOKE HOMES, INC./ GUS POUNDS

APPLICANT: JAMES BAILEY

NPU-W **APPROVAL** COUNCIL DISTRICT 1

STAFF RECOMMENDATION: CONTINUED TO 7-14-05 AGENDA

ZRB RECOMMENDATION: CONTINUED TO 7-14-05 AGENDA

U-05-12– An Ordinance granting a Special Use Permit for a Personal Care Home (Section 16-06.005 (1) (g) property located at **1589 Mims Street, S.W.**, fronting approximately 50 feet on the northeasterly side of Mims Street. Property is approximately 190 feet east of the intersection of Mims Street and Laurel Avenue. Depth: varies. Area: .171 acres. Land Lot 148 14th District, Fulton County, Georgia

OWNER: BISI E. OLUYEMI

APPLICANT: BISI E. OLUYEMI

NPU-K **DENIAL** COUNCIL DISTRICT 4

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: DEFERRAL – AUGUST 2005

END OF AGENDA